



CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
2016 COMPETITIVE 4% FEDERAL AND STATE CREDIT APPLICATION
FOR LOW-INCOME HOUSING TAX CREDITS

February 2, 2016 Version

II. APPLICATION SECTION 1: APPLICANT STATEMENT, CERTIFICATION AND NOTARY

APPLICANT: Park Avenue Seniors LP

PROJECT NAME: Park Avenue Senior Housing

PLEASE INCLUDE APPLICATION FEE WITH APPLICATION SUBMISSION

Cashier's Check Only

The undersigned applicant hereby makes application to the California Tax Credit Allocation Committee ("TCAC") for a reservation of Federal, or Federal and State Low-Income Housing Tax Credits ("Credits") in the amount(s) of:

\$1,580,585 annual Federal Credits, and

\$6,322,339 total State Credits

for the purpose of providing low-income rental housing as herein described. I understand that Credit amount(s) preliminarily reserved for this project, if any, may be adjusted over time based upon changing project costs and financial feasibility analyses which TCAC is required to perform on at least three occasions.

I agree it is my responsibility to provide TCAC with the original complete application and the Local Reviewing Agency an exact copy of the application. I agree that I have included a letter from the local government and the appropriate Local Reviewing Agency of the jurisdiction in which the project is located identifying the agency designated as the Local Reviewing Agency for the Tax Credit Allocation Committee. I agree that it is also my responsibility to provide such other information as TCAC requests as necessary to evaluate my application. I represent that if a reservation or allocation of Credit is made as a result of this application, I will also furnish promptly such other supporting information and documents as may be requested. I understand that TCAC may verify information provided and analyze materials submitted as well as conduct its own investigation to evaluate the application. I recognize that I have an affirmative duty to inform TCAC when any information in the application or supplemental materials is no longer true and to supply TCAC with the latest and accurate information.

I acknowledge that if I receive a reservation of Tax Credits, I will be required to submit requisite documentation at the following stages: for readiness to proceed requirements if applicable; and after the project is placed-in-service.

I represent I have read Section 42 of the Internal Revenue Code (IRC) pertaining to Federal Tax Credits, and if applying for State Tax Credits, I represent I have also read California Health and Safety Code Sections 50199.4 et seq. and California Revenue and Taxation Code Sections 12206, 17058, and 23610.5 pertaining to the State Tax Credit program. I understand that the Federal and State Tax Credit programs are complex and involve long-term maintenance of housing for qualified low-income households. I acknowledge that TCAC has recommended that I seek advice from my own tax attorney or tax advisor.

I represent that I have read and understand the requirements set forth in Regulation Section 10322(j) pertaining to re-applications for Credit.

I certify that I have read and understand the provisions of Sections 10322(a) through (h). No additional documents in support of the basic thresholds or point selection categories shall be accepted from the applicant beyond the

application filing deadline, unless the Executive Director, at his or her sole discretion, determines that the deficiency is a clear reproduction or application assembly error, or an obviously transposed number. In such cases, applicants shall be given up to five (5) business days from the date of receipt of staff notification, to submit said documents to complete the application. For threshold omissions other than reproduction or assembly errors, the Executive Director may request additional clarifying information from other government entities.

I agree to hold TCAC, its members, officers, agents, and employees harmless from any matters arising out of or related to the Credit programs.

I agree that TCAC will determine the Credit amount to comply with requirements of IRC Section 42 but that TCAC in no way warrants the feasibility or viability of the project to anyone for any purpose. I acknowledge that TCAC makes no representation regarding the effect of any tax Credit which may be allocated and makes no representation regarding the ability to claim any Credit which may be allocated.

I acknowledge that all materials and requirements are subject to change by enactment of federal or state legislation or promulgation of regulations.

In carrying out the development and operation of the project, I agree to comply with all applicable federal and state laws regarding unlawful discrimination and will abide by all Credit program requirements, rules, and regulations.

I acknowledge that neither the Federal nor the State Tax Credit programs are entitlement programs and that my application will be evaluated based on the Credit statutes, regulations, and the Qualified Allocation Plan adopted by TCAC which identify the priorities and other standards which will be employed to evaluate applications.

I acknowledge that a reservation of Federal or State Tax Credits does not guarantee that the project will qualify for Tax Credits. Both Federal law and the state law require that various requirements be met on an ongoing basis. I agree that compliance with these requirements is the responsibility of the applicant.

I acknowledge that the information submitted to TCAC in this application or supplemental thereto may be subject to the Public Records Act or other disclosure. I understand that TCAC may make such information public.

I acknowledge that if I obtain an allocation of Federal and/or State Tax Credits, I will be required to enter into a regulatory agreement which will contain, among other things, all the conditions under which the Credits were provided including the selection criteria delineated in this application.

I declare under penalty of perjury that the information contained in the application, exhibits, attachments, and any further or supplemental documentation is true and correct to the best of my knowledge and belief. I certify and guarantee that each item identified in TCAC's minimum construction standards will be incorporated into the design of the project, unless a waiver has been approved by TCAC. I certify that, when requesting a threshold basis increase for development impact fees, the impact fee amounts are accurate as of the application date. In an application proposing rehabilitation work, I certify that all necessary work identified in the Capital Needs Assessment, including the immediate needs listed in the report, will be performed (unless a waiver is granted) prior to the project's rehabilitation completion. I certify and guarantee that the application meets each item of the applicable housing type requirement if I am requesting housing type competitive points, as identified by TCAC regulation. I certify and guarantee that any tenant services proposed under TCAC Regulation Section 10325(c)(5)(B) will be available within 6 months of the project's placed in service date, will be of a regular and ongoing nature and provided to tenants for a period of at least 15 years, free of charge (except child care). I understand that misrepresentation may result in cancellation of Tax Credit reservation, notification of the Internal Revenue Service and the Franchise Tax Board, and other actions which TCAC is authorized to take pursuant to California Health and Safety Code Section 50199.22 and negative points per Regulation Section 10325(c)(3) or under general authority of state law.

I certify that I believe that the project can be completed within the development budget and the development timetable set forth (which timetable is in conformance with TCAC rules and regulations) and can be operated in the manner proposed within the operating budget set forth.

I agree that TCAC is not responsible for actions taken by the applicant in reliance on a prospective Tax Credit reservation or allocation.

Dated this 29 day of February, 2016 at
San Jose, California.

By _____
(Original Signature)

(Typed or printed name)

President
(Title)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY OF _____)

On _____ before me, _____,
personally appeared _____

_____, who proved to me on the basis of satisfactory evidence)
to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

Local Jurisdiction:	City of San Jose	
City Manager:	Norberto Duenas *	
Title:	City Manager	
Mailing Address:	200 E. Santa Clara Street	
City:	San Jose	
Zip Code:	95113	
Phone Number:	408-535-8100	Ext.
FAX Number:	408-920-7007	
E-mail:	webmaster.manager@sanjoseca.gov	

* For City Manager, please refer to the following the website below:
<http://events.cacities.org/CGI-SHL/TWSERVER.EXE/RUN:MEMLOOK>

II. APPLICATION SECTION 2: GENERAL AND SUMMARY INFORMATION

A. Application Type

Application type: Preliminary Reservation

Prior application was submitted but not selected? No

If yes, enter application number: TCAC # CA - -

Has credit previously been awarded? No

Is this project a Re-syndication of a current TCAC project? No

If a Resyndication Project, complete the **Resyndication Projects** section below.

If re-applying and returning credit, enter the current application number and the amount being returned:

TCAC # CA - -

Returned Federal Credit

Is State Farmworker Credit requested? No

B. Project Information

Project Name: Park Avenue Senior Housing

Site Address: 777 Park Avenue

If address is not established, enter detailed description (i.e. NW corner of 26th and Elm)

City: San Jose County: Santa Clara

Zip Code: 95126 Census Tract: 5003.00

Assessor's Parcel Number(s): 261-36-062, -092, -071, -091, -070, & -093

The project is comprised of 100% tax credit eligible units excluding managers' units No

The project is not eligible for the 130% basis adjustment unless Special Needs housing type No

Special Needs Project located in a DDA or QCT: No

Special Needs with 130% basis & State Credits: No

Project is a Scattered Site Project: No

*Federal Congressional District: 19

Project is **Rural** as defined by TCAC Regulation

*State Assembly District: 27

Section 10302(jj): No

*State Senate District: 15

*Accurate information is essential; the following website is provided for reference:

<https://www.govtrack.us/congress/members/map>

<http://findyourrep.legislature.ca.gov/>

C. Credit Amount Requested (If State Credit Request, Reg. Sects. 10317 & 10322(h)(33))

Federal and State

\$1,580,585

\$6,322,339

(federal)

(state)

D. Federal Minimum Set-Aside Election (IRC Section 42(g)(1))

40%/60%

E. Housing Type Selection (Reg. Sections 10315(g) & 10325(g))

Seniors

If you selected Special Needs please list the percentage of Special Needs Units

If between 50% and 75%, please specify other housing type construction standards that will be met:

N/A

F. Geographic Area (Reg. Section 10315(h))

Please select the project's geographic area:

South & West Bay Region: San Mateo and Santa Clara Counties

II. APPLICATION SECTION 3: APPLICANT INFORMATION

A. Identify Applicant

Applicant is the current owner and will retain ownership: N/A
 Applicant will be or is a general partner in the to be formed or formed final ownership entity: Yes
 Applicant is the project developer and will be part of the final ownership entity for the project: N/A
 Applicant is the project developer and will not be part of the final ownership entity for the project: N/A

B. Applicant Contact Information

Applicant Name: Park Avenue Seniors LP
 Street Address: 505 West Julian Street
 City: San Jose State: CA Zip Code: 95110
 Contact Person: Flaherty Ward
 Phone: 408-975-4617 Ext.: Fax: 408-975-3817
 Email: flaherty.ward@hacsc.org

C. Legal Status of Applicant:

Limited Partnership Parent Company:
 If Other, Specify:

D. General Partner(s) Information

D(1) General Partner Name: Pinmore HDC, Inc Managing GP
 Street Address: 505 West Julian Street
 City: San Jose State: CA Zip Code: 95110
 Contact Person: Flaherty Ward
 Phone: 408-975-4617 Ext.: Fax: 408-975-3817
 Email: flaherty.ward@hacsc.org
 Nonprofit/For Profit: Nonprofit Parent Company:

D(2) General Partner Name:* (select one)
 Street Address:
 City: State: Zip Code:
 Contact Person:
 Phone: Ext.: Fax:
 Email:
 Nonprofit/For Profit: (select one) Parent Company:

D(3) General Partner Name: (select one)
 Street Address:
 City: State: Zip Code:
 Contact Person:
 Phone: Ext.: Fax:
 Email:
 Nonprofit/For Profit: (select one) Parent Company:

E. General Partner(s) or Principal Owner(s) Type Nonprofit

**If Joint Venture, 2nd GP must be included if applicant is pursuing a property tax exemption Reg. Section 10327(g)(2) - "TBD" not sufficient*

F. Status of Ownership Entity

currently exists If to be formed, enter date:
**(Federal I.D. No. must be obtained prior to submitting carryover allocation package)*

G. Contact Person During Application Process

Company Name: Housing Authority of the County of Santa Clara (HACSC)
 Street Address: 505 West Julian Street
 City: San Jose State: CA Zip Code: 95110
 Contact Person: Flaherty Ward
 Phone: 408-975-4617 Ext.: Fax: 408-975-3817
 Email: flaherty.ward@hacsc.org
 Participatory Role: Developer

(e.g., General Partner, Consultant, etc.)

II. APPLICATION SECTION 4: DEVELOPMENT TEAM INFORMATION

A. Indicate and List All Development Team Members

Developer:	HACSC	Architect:	Gelfand Partners Architect
Address:	505 West Julian Street	Address:	165 10th Street, #100
City, State, Zip	San Jose, CA 95110	City, State, Zip:	San Francisco, CA 94103
Contact Person:	Flaherty Ward	Contact Person:	Chris Duncan
Phone:	408-975-4617 Ext.:	Phone:	415-346-4040 Ext.:
Fax:	408-975-3817	Fax:	415-346-4103
Email:	flaherty.ward@hacsc.org	Email:	chris@gelfand-partners.com
Attorney:	Goldfarb & Lipman LLP	General Contractor:	TBD
Address:	1300 Clay Street, 11th Floor	Address:	
City, State, Zip	Oakland, CA 94612	City, State, Zip:	
Contact Person:	Jennifer Bell & Margaret Jung	Contact Person:	
Phone:	510-433-6621 Ext.:	Phone:	
Fax:	510-836-1035	Fax:	
Email:	jbell@goldfarbclipman.com	Email:	
Tax Professional:	Goldfarb & Lipman LLP	Energy Consultant:	Associates for Energy Affordabilit
Address:	1300 Clay Street, 11th Floor	Address:	5900 Hollis Street, Suite R2
City, State, Zip	Oakland, CA 94612	City, State, Zip:	Emeryville, CA 94608
Contact Person:	Jennifer Bell & Margaret Jung	Contact Person:	Nick Young
Phone:	510-433-6621 Ext.:	Phone:	510-270-2372 Ext.:
Fax:	510-836-1035	Fax:	
Email:	jbell@goldfarbclipman.com	Email:	nyoung@aea.us.org
CPA:	Lindquist, Von Husen & Joyce	Investor:	TBD
Address:	90 New Montgomery, 11th Floor	Address:	
City, State, Zip	San Francisco, CA 94105	City, State, Zip:	
Contact Person:	Crisanto Francisco	Contact Person:	
Phone:	415-957-9999 Ext.:	Phone:	
Fax:	415-957-1629	Fax:	
Email:	cfrancisco@lvhj.com	Email:	
Consultant	CA Housing Partnership	Market Analyst:	Laurin Associates
Address:	369 Pine Street, #300	Address:	1501 Sports Drive
City, State, Zip	San Francisco, CA 94104	City, State, Zip:	Sacramento, CA 95834
Contact Person:	Greg Chin	Contact Person:	Stefanie Williams
Phone:	415-433-6804 Ext.:	Phone:	916-372-6100 Ext.:
Fax:		Fax:	916-419-6108
Email:	gchin@chpc.net	Email:	swilliams@laurinassociates.com
Appraiser:	Valbridge Property Advisors	CNA Consultant:	N/A
Address:	3160 Crow Canyon Place	Address:	
City, State, Zip	San Ramon, CA 94583	City, State, Zip:	
Contact Person:	Guido Villanueva	Contact Person:	
Phone:	925-640-7388 Ext.:	Phone:	
Fax:		Fax:	
Email:	gvillanueva@valbridge.com	Email:	
Bond Issuer:	CA Municipal Finance Authority	Prop. Mgmt. Co.:	FPI Management, Inc
Address:	2111 Palomar Airport Road	Address:	800 Iron Point Road
City, State, Zip:	Carlsbad, CA 92011	City, State, Zip:	Folsom, CA 95630
Contact Person:	John Stoecker	Contact Person:	Curtis Tumbaga
Phone:	760-930-1221 Ext.:	Phone:	916-357-5300 Ext.:
Fax:	760-683-3390	Fax:	916-357-5310
Email:	jstoecker@cmfa-ca.com	Email:	curtis.tumbaga@fpimgt.com

2nd Prop. Mgmt. Co.	N/A
Address:	
City, State, Zip:	
Contact Person:	
Phone:	Ext.:
Fax:	
Email:	

II. APPLICATION SECTION 5: PROJECT INFORMATION

A. Type of Credit Requested

New Construction	<u>Yes</u>	If yes, will demolition of an existing structure be involved?	<u>No</u>
(may include Adaptive Reuse)		If yes, will relocation of existing tenants be involved?	<u>N/A</u>
Rehabilitation-Only	<u>N/A</u>	Is this an Adaptive Reuse project?	<u>No</u>
Acquisition & Rehabilitation	<u>N/A</u>	If yes, please consult TCAC staff to determine the applicable regulatory requirements (new construction or rehabilitation).	

B. Acquisition and Rehabilitation/Rehabilitation-only Projects

If requesting Acquisition Credit, will the acquisition meet the 10-year placed in service rule as required by IRC Sec. 42(d)(2)(B)(ii)? N/A

If no, will it meet the waiver conditions of IRC Sec. 42(d)(6)? N/A

Will the rehabilitation and/or the income and rent restrictions of Sec. 42 cause relocation of existing tenants? N/A

If yes, applicants must submit an explanation of relocation requirements, a detailed relocation plan including a budget with an identified funding source (see Checklist).

Age of Existing Structures	No. of Existing Buildings
No. of Occupied Buildings	No. of Existing Units
No. of Stories	
Current Use:	

Resyndication Projects

Current/original TCAC ID: TCAC # CA - - TCAC # CA - -

First year of credit:

Are Transfer Event provisions applicable? See questionnaire on TCAC website. N/A

Is the project currently under a Capital Needs Covenant with TCAC? N/A

If so, has the Short Term Work been completed? N/A See Checklist, Tab 8 for documentation requirements

Is the project subject to hold harmless rent limits? N/A If yes, see page 18 and Checklist, Tab 8.

C. Purchase Information

Name of Seller: <u>Housing Authority of the County of S.</u>	Signatory of Seller: <u>Katherine Harasz</u>
Date of Purchase Contract or Option: <u>2/29/2016</u>	Purchased from Affiliate: <u>No</u>
Expiration Date of Option: <u>6/30/2017</u>	If yes, broker fee amount to affiliate? <u> </u>
Purchase Price: <u>\$6,000,000</u>	Special Assessment(s): <u>N/A</u>
Phone: <u>408-975-4617</u>	Ext.: <u> </u>
Holding Costs per Month: <u> </u>	Historical Property/Site: <u>No</u>
Real Estate Tax Rate: <u>1.25%</u>	Total Projected Holding Costs: <u>\$1,000</u>

D. Project, Land, Building and Unit Information

Project Type

Single Room Occupancy: <u>N/A</u>	Single Family Home: <u>N/A</u>
Detached 2, 3, or 4 Family: <u>N/A</u>	Housing Cooperative: <u>N/A</u>
Tenant Homeownership: <u>N/A</u>	One or Two Story Garden: <u>N/A</u>
Townhouse/Row House: <u>N/A</u>	Condominium: <u>N/A</u>
Inner City Infill Site: <u>N/A</u>	
Two or More Story With an Elevator: <u>Yes</u>	if yes, enter number of stories: <u>5</u>
Two or More Story Without an Elevator: <u>N/A</u>	if yes, enter number of stories: <u> </u>
One or More Levels of Subterranean Parking: <u>N/A</u>	
Other: (specify here)	

E. Land

 x Feet or 0.84 Acres 36,590 Square Feet **Density:** 119.05

If irregular, specify measurements in feet, acres, and square feet:

F. Building Information

Total Number of Buildings: 2 Residential Buildings: 1
 Community Buildings: 1 Commercial/ Retail Space: N/A
 If Commercial/ Retail Space, explain: (include use, size, location, and purpose)

Are Buildings on a Contiguous Site? Yes

If not Contiguous, do buildings meet the requirements of IRC Sec. 42(g)(7)? N/A

Do any buildings have 4 or fewer units? No

If yes, are any of the units to be occupied by the owner or
 a person related to the owner (IRC Sec. 42(i)(3)(c))? N/A

G. Project Unit Number and Square Footage

Total number of units:	100
Total number of non-tax credit units (excluding managers' units) (i.e. market rate units):	
Total number of units (excluding managers' units):	99
Total number of low-income units:	99
Ratio of low-income units to total units (excluding managers' units):	100%
Total square footage of all residential units (excluding managers' units):	66,234
Total square footage of low-income units:	66,234
Ratio of low-income residential to total residential square footage (excluding managers' units):	100%
*Applicable fraction, smaller of unit or square footage ratio (used on "Basis & Credits"):	100%
Total community room square footage:	1,746
Total commercial/ retail space square footage:	
Total common space square footage (including managers' units):	7,539
Total parking structure square footage (excludes car-ports and "tuck under" parking):	14,690
**Total Square Footage of All Project Structures (excluding commercial/retail):	90,209

*Must be 100% to apply for State Credits

**equals: "total square footage of all residential units" + "total community room square footage" + "total common space" +
 "total parking structure square footage")

Total Project Cost per Unit

\$598,458

Total Residential Project Cost per Unit

\$598,458

Total Eligible Basis per Unit

\$497,775

H. Tenant Population Data

Completion of this section is required. **The information requested in this section is for national data collection purposes, and is not intended for threshold and competitive scoring use;** however, the completed table should be consistent with information provided in the application and attachments.

Indicate the number of units anticipated for the following populations:

Homeless/formerly homeless	N/A
Transitional housing	N/A
Persons with physical, mental, development disabilities	N/A
Persons with HIV/AIDS	N/A
Transition age youth	N/A
Farmworker	N/A
Other:	N/A

Units w/ tenants of multiple disability type or subsidy layers, etc., briefly explain:

For 4% federal applications only:	
Rural area consistent with TCAC methodology	N/A

II. APPLICATION SECTION 6: REQUIRED APPROVALS & DEVELOPMENT TIMETABLE

A. Required Approvals Necessary to Begin Construction

	Approval Dates		
	Application Submittal	Estimated Approval	Actual Approval
Negative Declaration under CEQA			4/4/2006
NEPA			6/8/2015
Toxic Report	N/A	N/A	N/A
Soils Report	N/A	N/A	N/A
Coastal Commission Approval	N/A	N/A	N/A
Article 34 of State Constitution			1/12/2016
Site Plan			4/6/2015
Conditional Use Permit Approved or Required	N/A	N/A	N/A
Variance Approved or Required	N/A	N/A	N/A
Other Discretionary Reviews and Approvals	N/A	N/A	N/A

	Project and Site Information
Current Land Use Designation	planned development zoning district
Current Zoning and Maximum Density	182 units on a 2.18 acre site
Proposed Zoning and Maximum Density	N/A, zoning is approved
Does this site have Inclusionary Zoning?	No
Occupancy restrictions that run with the land due to CUP's or density bonuses?	No (if yes, explain here)
Building Height Requirements	65 feet
Required Parking Ratio	174 spaces for 182 units (0.95 per unit)
Is site in a Redevelopment Area?	No

B. Development Timetable

		Actual or Scheduled		
		Month	/	Year
SITE	Environmental Review Completed	6	/	2015
	Site Acquired	12	/	2016
LOCAL PERMITS	Conditional Use Permit	N/A	/	
	Variance	N/A	/	
	Site Plan Review	4	/	2015
	Grading Permit	6	/	2016
	Building Permit	6	/	2016
CONSTRUCTION FINANCING	Loan Application	12	/	2015
	Enforceable Commitment	2	/	2016
	Closing and Disbursement	12	/	2016
PERMANENT FINANCING	Loan Application	12	/	2015
	Enforceable Commitment	2	/	2016
	Closing and Disbursement	12	/	2016
OTHER LOANS AND GRANTS	Type and Source: <u>HACSC Seller Loan</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	10	/	2015
	Type and Source: <u>HACSC MTW Loan</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	10	/	2015
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	Type and Source: <u>(specify here)</u>	N/A	/	
	Application	N/A	/	
	Closing or Award	N/A	/	
	10% of Costs Incurred	12	/	2016
	Construction Start	12	/	2016
	Construction Completion	10	/	2018
	Placed In Service	10	/	2018
	Occupancy of All Low-Income Units	2	/	2019

III. PROJECT FINANCING SECTION 1: CONSTRUCTION FINANCING

A. Construction Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Amount of Funds
1) Citi Construction Loan	28	3.250%	\$39,053,609
2) HACSC Seller Loan	660	3.000%	\$6,000,000
3) HACSC MTW Loan	660		\$8,199,497
4) Parkland Impact Fee Waiver			\$940,500
5) Deferred Developer Fee			\$3,992,717
6) LP Equity			\$538,329
7) Accrued Interest on Soft Loans			\$420,000
8) Costs Deferred Until Perm Loan Closin			\$701,135
9)			
10)			
11)			
12)			
Total Funds For Construction:			\$59,845,787

- | | |
|---|---|
| <p>1) Lender/Source Citi Construction Loan
 Street Address: 1 Sansome Street
 City: San Francisco, CA 94104
 Contact Name: Merle Malakoff
 Phone Number: 415-658-4309 Ext.:
 Type of Financing: Construction
 Is the Lender/Source Committed? Yes</p> | <p>2) Lender/Source: HACSC Seller Loan
 Street Address: 505 West Julian Street
 City: San Jose, CA 95110
 Contact Name: Flaherty Ward
 Phone Number: 408-975-4617 Ext.:
 Type of Financing: Construction
 Is the Lender/Source Committed? Yes</p> |
| <p>3) Lender/Source HACSC MTW Loan
 Street Address: 505 West Julian Street
 City: San Jose, CA 95110
 Contact Name: Flaherty Ward
 Phone Number: 408-975-4617 Ext.:
 Type of Financing: Construction
 Is the Lender/Source Committed? Yes</p> | <p>4) Lender/Source: Parkland Impact Fee Waiver
 Street Address: 200 East Santa Clara Street, 9th FL
 City: San Jose, CA 95113
 Contact Name: Marybeth Harasz
 Phone Number: 408-793-5505 Ext.:
 Type of Financing: Construction
 Is the Lender/Source Committed? Yes</p> |
| <p>5) Lender/Source Deferred Developer Fee
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? Yes</p> | <p>6) Lender/Source: LP Equity
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No</p> |
| <p>7) Lender/Source Accrued Interest on Soft Loans
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? Yes</p> | <p>8) Lender/Source: Costs Deferred Until Perm Loan Clo:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? Yes</p> |

9) Lender/Source _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

11) Lender/Source _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

10) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

12) Lender/Source: _____
Street Address: _____
City: _____
Contact Name: _____
Phone Number: _____ Ext.: _____
Type of Financing: _____
Is the Lender/Source Committed? No

III. PROJECT FINANCING SECTION 2: PERMANENT FINANCING

A. Permanent Financing

List Below All Projected Sources Required To Complete Construction

Name of Lender/Source	Term (months)	Interest Rate	Residual Receipts / Deferred Pvmt.	Annual Debt Service	Amount of Funds
1) Citi A Tranche Loan	204	5.550%		\$271,445	\$4,186,670
2) Citi Section 8 Loan	204	5.550%		\$829,707	\$12,797,100
3) HACSC Seller Loan	660	3.000%	Residual		\$6,000,000
4) HACSC MTW Loan	660		Residual		\$9,199,497
5) Parkland Impact Fee Waiver	660		Residual		\$940,500
6) Deferred Developer Fee					\$3,992,717
7) Accrued Interest on Soft Loans					\$420,000
8)					
9)					
10)					
11)					
12)					
Total Permanent Financing:					\$37,536,484
Total Tax Credit Equity:					\$22,309,303
Total Sources of Project Funds:					\$59,845,787

1) Lender/Source: Citi A Tranche Loan
 Street Address: 1 Sansome Street
 City: San Francisco, CA 94104
 Contact Name: Merle Malakoff
 Phone Number: 415-658-4309 Ext.:
 Type of Financing: Permanent
 Is the Lender/Source Committed? Yes

2) Lender/Source: Citi Section 8 Loan
 Street Address: 1 Sansome Street
 City: San Francisco, CA 94104
 Contact Name: Merle Malakoff
 Phone Number: 415-658-4309 Ext.:
 Type of Financing: Permanent
 Is the Lender/Source Committed? Yes

3) Lender/Source: HACSC Seller Loan
 Street Address: 505 West Julian Street
 City: San Jose, CA 95110
 Contact Name: Flaherty Ward
 Phone Number: 408-975-4617 Ext.:
 Type of Financing: Permanent
 Is the Lender/Source Committed? Yes

4) Lender/Source: HACSC MTW Loan
 Street Address: 505 West Julian Street
 City: San Jose, CA 95110
 Contact Name: Flaherty Ward
 Phone Number: 408-975-4617 Ext.:
 Type of Financing: Permanent
 Is the Lender/Source Committed? Yes

5) Lender/Source: Parkland Impact Fee Waiver
 Street Address: 200 East Santa Clara Street, 9th FL
 City: San Jose, CA 95113
 Contact Name: Marybeth Harasz
 Phone Number: 408-793-5505 Ext.:
 Type of Financing: Permanent
 Is the Lender/Source Committed? Yes

6) Lender/Source: Deferred Developer Fee
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? Yes

7) Lender/Source: Accrued Interest on Soft Loans
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? Yes

8) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? No

9) Lender/Source
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? **No**

10) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? **No**

11) Lender/Source
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? **No**

12) Lender/Source:
 Street Address:
 City:
 Contact Name:
 Phone Number: Ext.:
 Type of Financing:
 Is the Lender/Source Committed? **No**

B. Tax-Exempt Bond Financing

Will project receive tax-exempt bond financing for more than 50% of the aggregate basis of the building(s) (including land) in the project? (IRC Sec. 42(h)(4)): **Yes**
 CDLAC Allocation? **No**
 Date application was submitted to CDLAC (Reg. Sections 10317(g)(4), 10326(h)): **3/10/2016**
 Date of CDLAC application approval, actual or anticipated (Reg. Section 10326(j)(1): **5/18/2016**

Estimated date of Bond Issuance (Reg. Section 10326(e)(2)): **12/1/2016**
 Percentage of aggregate basis financed by the bonds? (Reg. Section 10326(e)(2)): **66.40%**
 Name of Bond Issuer (Reg. Section 10326(e)(1)): **CA Municipal Finance Authority**

Will project have Credit Enhancement? **No**
 If Yes, identify the entity providing the Credit Enhancement:
 Contact Person:
 Phone: Ext.:
 What type of enhancement is being provided? **(select one)**
(specify here)

III. PROJECT FINANCING SECTION 3: INCOME INFORMATION

A. Low Income Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)	(e) Monthly Utility	(f) Monthly Rent Plus Utilities (c + e)	(g) % of Targeted Area Median Income	(h) % of Actual AMI
1 Bedroom	9	\$554	\$4,986	\$44	\$598	30%	30.0%
2 Bedrooms	1	\$660	\$660	\$58	\$718	30%	30.0%
1 Bedroom	10	\$654	\$6,540	\$44	\$698	35%	35.0%
1 Bedroom	20	\$754	\$15,080	\$44	\$798	40%	40.0%
1 Bedroom	55	\$953	\$52,415	\$44	\$997	50%	50.0%
2 Bedrooms	4	\$1,138	\$4,552	\$58	\$1,196	50%	50.0%
Total # Units:	99	Total:	\$84,233		Average:	44.4%	

Is this a resyndication project using hold harmless rent limits in the above table? **No**

Hold harmless rents cannot exceed the federal set-aside current tax credit rent limits (TCAC Reg. Section 10327(g)(8)). For units included in the lowest income point category, TCAC requires the use of current rent limits.

B. Manager Units

State law requires an onsite manager's unit for projects with 16 or more residential units. TCAC Regulation Section 10326(g)(6) requires projects with at least 161 units to provide a second on-site manager's unit, with one additional for each 80 units beyond, up to 4 on-site manager units. Scattered site projects of 16 or more units must have at least one manager unit at each site consisting of 16 or more residential units. Projects may employ full-time property management staff and provide an equivalent number of desk or security staff for the hours when the property management staff are not working. See TCAC Regulation Section 10325(f)(7)(J) for details on the requirements for this option.

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
2 Bedrooms	1		
Total # Units:	1	Total:	

No Project with desk or security staff in lieu of on-site manager unit(s)
See TCAC Regulation Section 10325(f)(7)(J) for complete requirements.

C. Market Rate Units

(a) Bedroom Type(s)	(b) Number of Units	(c) Proposed Monthly Rent (Less Utilities)	(d) Total Monthly Rents (b x c)
Total # Units:		Total:	
Aggregate Monthly Rents For All Units:			\$84,233
Aggregate Annual Rents For All Units:			\$1,010,796

D. Rental Subsidy Income/Operating Subsidy
Complete spreadsheet "Subsidy Contract Calculation"

Number of Units Receiving Assistance:	99
Length of Contract (years):	30
Expiration Date of Contract:	10/1/2048
Total Projected Annual Rental Subsidy:	\$1,030,392

E. Miscellaneous Income

Annual Income from Laundry Facilities:	\$10,800
Annual Income from Vending Machines:	
Annual Interest Income:	
Other Annual Income: (specify here)	
Total Miscellaneous Income:	\$10,800
Total Annual Potential Gross Income:	\$2,051,988

F. Monthly Resident Utility Allowance by Unit Size
(utility allowances must be itemized and must agree with the applicable utility allowance schedule)

	SRO / STUDIO	1 BR	2 BR	3 BR	4 BR	() BR
Space Heating:	\$10	\$13	\$18	\$21	\$23	
Water Heating:						
Cooking:	\$5	\$7	\$9	\$10	\$12	
Lighting:						
Electricity:	\$16	\$24	\$31	\$39	\$46	
Water:*						
Other: (specify here)						
Total:	\$31	\$44	\$58	\$70	\$81	

***PROJECTS PROPOSING UNITS WITH INDIVIDUAL WATER METERS MUST INCLUDE A WATER ALLOWANCE.**

Name of PHA or California Energy Commission Providing Utility Allowances:

Housing Authority of the County of Santa Clara

At application, use of the CUAC is limited to new construction projects.

G. Annual Residential Operating Expenses

Administrative	Advertising:	\$400
	Legal:	\$11,200
	Accounting/Audit:	\$18,000
	Security:	
	Other: Misc. Admin	\$6,000
	Total Administrative:	\$35,600

Management	Total Management:	\$97,474
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Utilities	Fuel:	
	Gas:	\$13,000
	Electricity:	\$50,000
	Water/Sewer:	\$55,000
	Total Utilities:	\$118,000

Payroll / Payroll Taxes	On-site Manager:	\$65,000
	Maintenance Personnel:	\$39,500
	Other: Payroll Taxes/Benefits	\$35,000
	Total Payroll / Payroll Taxes:	\$139,500
	Total Insurance:	\$30,000

Maintenance	Painting:	\$12,000
	Repairs:	\$55,000
	Trash Removal:	\$22,350
	Exterminating:	\$9,000
	Grounds:	\$12,000
	Elevator:	\$12,000
	Other: (specify here)	
	Total Maintenance:	\$122,350

Other Expenses	Other: Resident Activities/Transit	\$12,000
	Other: Misc. Taxes/License	\$6,200
	Other: (specify here)	
	Other: (specify here)	
	Other: (specify here)	
	Total Other Expenses:	\$18,200

Total Expenses

Total Annual Residential Operating Expenses:	\$561,124
Total Number of Units in the Project:	100
Total Annual Operating Expenses Per Unit:	\$5,611
Total 3-Month Operating Reserve:	\$440,544
Total Annual Internet Expense (site amenity election):	
Total Annual Services Amenities Budget (from project expenses):	\$55,000
Total Annual Reserve for Replacement:	\$30,000
Total Annual Real Estate Taxes:	\$4,000
Other (Specify):	
Other (Specify):	

H. Commercial Income*

Total Annual Commercial/Non-Residential Revenue:	
Total Annual Commercial/Non-Residential Expenses:	
Total Annual Commercial/Non-Residential Debt Service:	
Total Annual Commercial/Non-Residential Net Income:	

*The Sources and Uses Budget must separately detail apportioned amounts for residential and commercial space. Separate cash flow projections shall be provided for residential and commercial space. Income from the residential portion of a project shall not be used to support any negative cash flow of a commercial portion, and commercial income should not support the residential portion (Sections 10322(h)(14), (22); 10327(g)(7)).

III. PROJECT FINANCING SECTION 4: LOAN AND GRANT SUBSIDIES

A. Inclusion/Exclusion From Eligible Basis

Funding Sources If lender is not funding source, list source (HOME, CDBG, etc.) NOT lender.		Included in Eligible Basis Yes/No	Amount
Tax-Exempt Financing		Yes	\$39,053,609
Taxable Bond Financing		N/A	
HOME Investment Partnership Act (HOME)		N/A	
Community Development Block Grant (CDBG)		N/A	
RHS 514		N/A	
RHS 515		N/A	
RHS 516		N/A	
RHS 538		N/A	
HOPE VI		N/A	
McKinney-Vento Homeless Assistance Program		N/A	
MHSA		N/A	
MHP		N/A	
Housing Successor Agency Funds		N/A	
FHA Risk Sharing loan?	No	N/A	
State:	(specify here)	N/A	
Local:	HACSC Seller & MTW Funding	Yes	\$15,199,497
Private:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	
Other:	(specify here)	N/A	

B. Rental Subsidy Anticipated

Indicate By Percent Of Units Affected, Any Rental Subsidy Expected To Be Available To The Project.

Approval Date:	10/27/2015	Approval Date:	
Source:	Section 8	Source:	
If Section 8:	Project-based vouchers	If Section 8:	(select one)
Percentage:	100%	Percentage:	
Units Subsidized:	99	Units Subsidized:	
Amount Per Year:	\$1,030,392	Amount Per Year:	
Total Subsidy:	\$30,911,760	Total Subsidy:	
Term:	30	Term:	

C. Pre-Existing Subsidies (Acq./Rehab. or Rehab-Only projects)

Indicate The Subsidy Amount For Any Of The Following Currently Utilized By The Project.

Sec 221(d)(3) BMIR:		RHS 514:	
HUD Sec 236:		RHS 515:	
If Section 236, IRP?	N/A	RHS 521 (rent subsidy):	
RHS 538:		State / Local:	
HUD Section 8:		Rent Sup / RAP:	
If Section 8:	(select one)		
HUD SHP:			
Will the subsidy continue?:	No	Other:	(specify here)
If yes enter amount:		Other amount:	

III. PROJECT FINANCING SECTION 5: THRESHOLD BASIS LIMIT

A. Threshold Basis Limit

Unit Size	Unit Basis Limit	No. of Units	(Basis) X (No. of Units)
SRO/STUDIO	\$208,194		
1 Bedroom	\$240,045	94	\$22,564,230
2 Bedrooms	\$289,560	6	\$1,737,360
3 Bedrooms	\$370,637		
4+ Bedrooms	\$412,913		
TOTAL UNITS:		100	
TOTAL UNADJUSTED THRESHOLD BASIS LIMIT:			\$24,301,590
		Yes/No	
(a) Plus (+) 20% basis adjustment for projects paid in whole or part out of public funds subject to a legal requirement for the payment of state or federal prevailing wages or financed in part by a labor-affiliated organization requiring the employment of construction workers who are paid at least state or federal prevailing wages. List source(s) or labor-affiliated organization(s): MTW Funding provided by the Housing Authority of Santa Clara		Yes	\$4,860,318
Plus (+) 5% basis adjustment for projects that certify that (1) they are subject to a project labor agreement within the meaning of Section 2500(b)(1) of the Public Contract Code, or (2) they will use a skilled and trained workforce as defined by Section 25536.7 of the Health and Safety Code to perform all onsite work within an apprenticeable occupation in the building and construction trades.		No	
(b) Plus (+) 7% basis adjustment for new construction projects required to provide parking beneath residential units (not "tuck under" parking) or through construction of an on-site parking structure of two or more levels.		Yes	\$1,701,111
(c) Plus (+) 2% basis adjustment for projects where a day care center is part of the development.		No	
(d) Plus (+) 2% basis adjustment for projects where 100 percent of the units are for Special Needs populations.		No	
(e) Plus (+) up to 10% basis adjustment for projects applying under Section 10325 or Section 10326 of these regulations that include one or more of the features in the section: Item (e) Features.		No	
(f) Plus (+) the lesser of the associated costs or up to a 15% basis adjustment for projects requiring seismic upgrading of existing structures, and/or projects requiring toxic or other environmental mitigation as certified by the project architect/ engineer +costs. If Yes, select type: N/A		No	
(g) Plus (+) local development impact fees required to be paid to local government entities. Certification from local entities assessing fees also required. WAIVED IMPACT FEES ARE INELIGIBLE.		Yes Please Enter Amount:	\$1,067,355
(h) Plus (+) 10% basis adjustment for projects wherein at least 95% of the project's upper floor units are serviced by an elevator.		Yes	\$2,430,159
(i) Plus (+) 1% basis adjustment for each 1% of units income-targeted to 50% to 36% of AMI Rental Units: 99 Total Rental Units @ 50% to 36% of AMI: 79		Yes	\$19,198,256
(j) Plus (+) 2% basis adjustment for each 1% of units income targeted to 35% of AMI and below Rental Units: 99 Total Rental Units @ 35% of AMI or Below: 20		Yes	\$9,720,636
TOTAL ADJUSTED THRESHOLD BASIS LIMIT:			\$63,279,425

HIGH COST TEST

Total Eligible Basis

\$49,777,499

Percentage of the Adjusted Threshold Basis Limit

78.663%

ITEM (e) Features

REVIEW REGULATION SECTION 10327(c)(5)(B) PRIOR TO COMPLETING THIS SECTION. THE OPTIONS BELOW ARE PRESENTED WITH ABRIDGED LANGUAGE.

- N/A** 1 Project shall have onsite renewable generation estimated to produce 50% or more of annual electricity use (dwelling and common area meters combined). If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 5%.
- N/A** 2 Project shall have onsite renewable generation estimated to produce 75% or more of annual common area electricity use. If combined available roof area is insufficient, project shall have onsite renewable generation based on at least 90% of the available solar accessible roof area. Threshold Basis Limit increase of 2%.
- N/A** 3 Newly constructed project buildings shall be 15% or more energy efficient than 2013 Energy Efficiency Standards (CA Code of Regulations, Title 24, Part 6). Threshold Basis Limit increase of 4%.
- N/A** 4 Rehabilitated project buildings shall have an 80% decrease in estimated annual energy use (or improvement in energy efficiency) in the HERS II post rehabilitation. Threshold Basis Limit increase 4%.
- N/A** 5 Irrigated only with reclaimed water, greywater, or rainwater (excluding water used for community gardens). Threshold Basis Limit increase 1%.
- N/A** 6 Community gardens of at least 60 square feet per unit. Permanent site improvements that provide a viable growing space within the project. Threshold Basis Limit increase 1%.
- N/A** 7 Install bamboo, cork, salvaged or FSC-Certified wood, natural linoleum, natural rubber, or ceramic tile in all kitchens, living rooms, and bathrooms (where no VOC adhesives or backing is also used). Threshold Basis Limit increase 1%.
- N/A** 8 Install bamboo, stained concrete, cork, salvaged or FSC-Certified wood, ceramic tile, or natural linoleum in all common areas. Threshold Basis Limit increase 2%.
- N/A** 9 Meet all requirements of the U.S. Environmental Protection Agency Indoor Air Plus Program. Threshold Basis Limit increase 2%.

IV. SOURCES AND USES BUDGET	SECTION 1: SOURCES AND USES BUDGET				Permanent Sources												30% PVC for New Const/Rehab	30% PVC for Acquisition	
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Citi A Tranche Loan	2)Citi Section 8 Loan	3)HACSC Seller Loan	4)HACSC MTW Loan	5)Parkland Impact Fee Waiver	6)Deferred Developer Fee	7)Accrued Interest on Soft Loans	8)	9)	10)	11)	12)			SUBTOTAL
LAND COST/ACQUISITION																			
¹ Land Cost or Value	\$6,000,000	\$6,000,000					\$6,000,000										\$6,000,000		
² Demolition																			
Legal	\$10,000	\$10,000						\$10,000									\$10,000		
Land Lease Rent Prepayment																			
¹ Total Land Cost or Value	\$6,010,000	\$6,010,000					\$6,000,000	\$10,000									\$6,010,000		
Existing Improvements Value																			
² Off-Site Improvements	\$837,401	\$837,401						\$837,401									\$837,401	\$179,831	
Total Acquisition Cost	\$837,401	\$837,401						\$837,401									\$837,401		
Total Land Cost / Acquisition Cost	\$6,847,401	\$6,847,401					\$6,000,000	\$847,401									\$6,847,401		
Predevelopment Interest/Holding Cost																			
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)																			
Other: Soil Remediation	\$291,500	\$291,500						\$291,500									\$291,500		
REHABILITATION																			
Site Work																			
Structures																			
General Requirements																			
Contractor Overhead																			
Contractor Profit																			
Prevailing Wages																			
General Liability Insurance																			
Other: (Specify)																			
Total Rehabilitation Costs																			
Total Relocation Expenses																			
NEW CONSTRUCTION																			
Site Work	\$2,575,250	\$2,575,250						\$2,575,250									\$2,575,250	\$2,575,250	
Structures	\$28,296,099	\$28,296,099		\$5,826,983	\$4,186,670	\$12,797,100		\$5,485,346									\$28,296,099	\$28,296,099	
General Requirements																			
Contractor Overhead	\$1,296,872	\$1,296,872		\$1,296,872													\$1,296,872	\$1,296,872	
Contractor Profit	\$1,296,872	\$1,296,872		\$1,296,872													\$1,296,872	\$1,296,872	
Prevailing Wages																			
General Liability Insurance	\$422,284	\$422,284		\$422,284													\$422,284	\$422,284	
Other: (Specify)																			
Total New Construction Costs	\$33,887,376	\$33,887,376		\$8,843,010	\$4,186,670	\$12,797,100		\$8,060,596									\$33,887,376	\$33,887,376	
ARCHITECTURAL FEES																			
Design	\$1,168,019	\$1,168,019		\$1,168,019													\$1,168,019	\$1,168,019	
Supervision																			
Total Architectural Costs	\$1,168,019	\$1,168,019		\$1,168,019													\$1,168,019	\$1,168,019	
Total Survey & Engineering	\$60,000	\$60,000		\$60,000													\$60,000	\$60,000	
CONSTRUCTION INTEREST & FEES																			
Construction Loan Interest	\$1,659,778	\$1,659,778		\$1,659,778													\$1,659,778	\$1,073,974	
Origination Fee	\$195,268	\$195,268		\$195,268													\$195,268	\$126,350	
Credit Enhancement/Application Fee																			
Bond Premium																			
Cost of Issuance	\$104,173	\$104,173		\$104,173													\$104,173		
Title & Recording	\$35,000	\$35,000		\$35,000													\$35,000	\$35,000	
Taxes	\$90,810	\$90,810		\$90,810													\$90,810	\$90,810	
Insurance	\$194,102	\$194,102		\$194,102													\$194,102	\$194,102	
Other: HACSC Seller Loan Interest	\$420,000	\$420,000									\$420,000						\$420,000		
Other: Lender Expenses	\$57,750	\$57,750		\$57,750													\$57,750	\$37,368	
Total Construction Interest & Fees	\$2,756,881	\$2,756,881		\$2,336,881							\$420,000						\$2,756,881	\$1,557,604	
PERMANENT FINANCING																			
Loan Origination Fee	\$94,919	\$94,919		\$94,919													\$94,919		
Credit Enhancement/Application Fee																			
Title & Recording	\$20,000	\$20,000		\$20,000													\$20,000		
Taxes																			
Insurance																			
Other: Lender Expenses	\$3,500	\$3,500		\$3,500													\$3,500		
Other: Bond Counsel	\$45,000	\$45,000		\$45,000													\$45,000		
Total Permanent Financing Costs	\$163,419	\$163,419		\$163,419													\$163,419		
Subtotals Forward	\$45,174,596	\$45,174,596		\$12,571,329	\$4,186,670	\$12,797,100	\$6,000,000	\$9,199,497			\$420,000						\$45,174,596	\$36,852,830	

IV. SOURCES AND USES BUDGET		SECTION 1: SOURCES AND USES BUDGET				Permanent Sources													
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Citi A Tranche Loan	2)Citi Section 8 Loan	3)HACSC Seller Loan	4)HACSC MTW Loan	5)Parkland Impact Fee Waiver	6)Deferred Developer Fee	7)Accrued Interest on Soft Loans	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition
LEGAL FEES																			
Lender Legal Paid by Applicant	\$72,500	\$72,500		\$72,500													\$72,500	\$42,059	
Other: Transaction	\$70,000	\$70,000		\$70,000													\$70,000	\$70,000	
Total Attorney Costs	\$142,500	\$142,500		\$142,500													\$142,500	\$112,059	
RESERVES																			
Rent Reserves																			
Capitalized Rent Reserves																			
Required Capitalized Replacement Reserve																			
3-Month Operating Reserve	\$440,544	\$440,544		\$440,544													\$440,544		
Other: (Specify)																			
Total Reserve Costs	\$440,544	\$440,544		\$440,544													\$440,544		
APPRAISAL																			
Total Appraisal Costs	\$16,250	\$16,250		\$16,250													\$16,250	\$16,250	
Total Contingency Cost	\$3,472,478	\$3,472,478		\$3,472,478													\$3,472,478	\$3,472,478	
OTHER PROJECT COSTS																			
TCAC App/Allocation/Monitoring Fees	\$169,037	\$169,037		\$169,037													\$169,037		
Environmental Audit	\$100,000	\$100,000		\$100,000													\$100,000	\$100,000	
Local Development Impact Fees	\$2,007,855	\$2,007,855		\$1,067,355					\$940,500								\$2,007,855	\$1,067,355	
Permit Processing Fees	\$842,225	\$842,225		\$842,225													\$842,225	\$842,225	
Capital Fees																			
Marketing	\$150,000	\$150,000		\$150,000													\$150,000		
Furnishings	\$200,000	\$200,000		\$200,000													\$200,000	\$200,000	
Market Study	\$16,000	\$16,000		\$16,000													\$16,000		
Accounting/Reimbursables																			
Soft Cost Contingency	\$261,585	\$261,585		\$261,585													\$261,585	\$261,585	
Other: Utility Design	\$50,000	\$50,000		\$50,000													\$50,000	\$50,000	
Other: Prevailing Wage Compliance	\$60,000	\$60,000		\$60,000													\$60,000	\$60,000	
Other: Construction	\$250,000	\$250,000		\$250,000													\$250,000	\$250,000	
Supervision/Testing/Inspection																			
Other: (Specify)																			
Other: (Specify)																			
Total Other Costs	\$4,106,702	\$4,106,702		\$3,166,202					\$940,500								\$4,106,702	\$2,831,165	
SUBTOTAL PROJECT COST	\$53,353,070	\$53,353,070		\$19,809,303	\$4,186,670	\$12,797,100	\$6,000,000	\$9,199,497	\$940,500		\$420,000						\$53,353,070	\$43,284,782	
DEVELOPER COSTS																			
Developer Overhead/Profit	\$6,492,717	\$6,492,717		\$2,500,000						\$3,992,717							\$6,492,717	\$6,492,717	
Consultant/Processing Agent																			
Project Administration																			
Broker Fees Paid to a Related Party																			
Construction Oversight by Developer																			
Other: (Specify)																			
Total Developer Costs	\$6,492,717	\$6,492,717		\$2,500,000						\$3,992,717							\$6,492,717	\$6,492,717	
TOTAL PROJECT COST	\$59,845,787	\$59,845,787		\$22,309,303	\$4,186,670	\$12,797,100	\$6,000,000	\$9,199,497	\$940,500	\$3,992,717	\$420,000						\$59,845,787	\$49,777,499	
Note: Syndication Costs may not be included as a project cost.																		Bridge Loan Expense During Construction:	
Calculate Maximum Developer Fee using the eligible basis subtotals.																		Total Eligible Basis:	
DOUBLE CHECK AGAINST PERMANENT FINANCING TOTALS:					22,309,303	4,186,670	12,797,100	6,000,000	9,199,497	940,500	3,992,717	420,000						\$49,777,499	

Funding sources and costs should be aligned appropriately. For example, public funding sources for land purchase or construction costs should be shown as paying for these costs. Do not randomly select funding sources for line item costs if they have a dedicated source of payment.

¹ Required: evidence of land value (see Tab 1). TCAC will not accept a budget with a nominal land value. Please refer to the TCAC website for additional information and guidance. Land value must be included in Total Project Cost and Sources and Uses Budget (includes donated or leased land).

² Required: include a detailed explanation of Demolition and Offsite Improvements requirements as well as a cost breakdown in Attachment 12. Construction and Design Description.

FOR PLACED IN SERVICE APPLICATION SUBMISSIONS:

SYNDICATION (Investor & General Partner)
Organizational Fee
Bridge Loan Fees/Exp.
Legal Fees
Consultant Fees
Accountant Fees
Tax Opinion
Other

CERTIFICATION BY OWNER:
As owner(s) of the above-referenced low-income housing project, I certify under penalty of perjury, that the project costs contained herein are, to the best of my knowledge, accurate and actual costs associated with the construction, acquisition and/or rehabilitation of this project and that the sources of funds shown are the only funds received by the Partnership for the development of the project. I authorize the California Tax Credit Allocation Committee to utilize this information to calculate the low-income housing tax credit.

Signature of Owner/General Partner

Date

Total Syndication Costs

Printed Name of Signatory

Title of Signatory

CERTIFICATION OF CPA/TAX PROFESSIONAL:

As the tax professional for the above-referenced low-income housing project, I certify under penalty of perjury, that the percentage of aggregate basis financed by tax-exempt bonds is:

IV. SOURCES AND USES BUDGET		SECTION 1: SOURCES AND USES BUDGET				Permanent Sources													
	TOTAL PROJECT COST	RES. COST	COM'L. COST	TAX CREDIT EQUITY	1)Citi A Tranche Loan	2)Citi Section 8 Loan	3)HACSC Seller Loan	4)HACSC MTW Loan	5)Parkland Impact Fee Waiver	6)Deferred Developer Fee	7)Accrued Interest on Soft Loans	8)	9)	10)	11)	12)	SUBTOTAL	30% PVC for New Const/Rehab	30% PVC for Acquisition

Signature of Project CPA/Tax Professional

Date

V. BASIS AND CREDITS SECTION 1: BASIS AND CREDITS

Determination of Eligible and Qualified Basis

A. Basis and Credits

	30% PVC for New Construction/ Rehabilitation	30% PVC for Acquisition
Total Eligible Basis:	\$49,777,499	
Ineligible Amounts		
Subtract All Grant Proceeds Used to Finance Costs in Eligible Basis:		
Subtract Non-Qualified Non-Recourse Financing:		
Subtract Non-Qualifying Portion of Higher Quality Units:		
Subtract Photovoltaic Credit (as applicable):		
Subtract Historic Credit (residential portion only):		
Subtract (specify other ineligible amounts):		
Subtract (specify other ineligible amounts):		
Total Ineligible Amounts:		
Total Eligible Basis Amount Voluntarily Excluded:	\$1,144,123	
Total Basis Reduction:	(\$1,144,123)	
Total Requested Unadjusted Eligible Basis:	\$48,633,376	
Total Adjusted Threshold Basis Limit:	\$63,279,425	
High Cost Area Adjustment :	100%	100%
Total Adjusted Eligible Basis:	\$48,633,376	
Applicable Fraction:	100%	100%
Qualified Basis:	\$48,633,376	
Total Qualified Basis:	\$48,633,376	

B. Determination of Federal Credit

	New Construction /Rehabilitation	Acquisition
Qualified Basis:	\$48,633,376	
*Applicable Percentage:	3.25%	3.25%
Subtotal Annual Federal Credit:	\$1,580,585	
Total Combined Annual Federal Credit:	\$1,580,585	

*Applicants are required to use this percentage in calculating credit at the application stage.

C. Determination of Minimum Federal Credit Necessary For Feasibility

Total Project Cost	\$59,845,787
Permanent Financing	\$37,536,484
Funding Gap	\$22,309,303
Federal Tax Credit Factor	\$1.15302

The federal tax credit factor must be at least \$0.90. For self-syndication the federal tax credit factor must be at least \$1.00.

Total Credits Necessary for Feasibility	\$19,348,533
Annual Federal Credit Necessary for Feasibility	\$1,934,853
Maximum Annual Federal Credits	\$1,580,585
Equity Raised From Federal Credit	\$18,224,509
Remaining Funding Gap	\$4,084,794

D. Determination of State Credit

	NC/Rehab	Acquisition
State Credit Basis	\$48,633,376	
Rehabilitation or new construction basis only (no acquisition basis), except in rare cases of At-Risk projects eligible for State Credit on the acquisition basis at the 0.13 factor when no 130% basis increase is used		
Factor Amount		13%
Maximum Total State Credit	\$6,322,339	\$0

E. Determination of Minimum State Credit Necessary for Feasibility

State Tax Credit Factor	\$0.64609
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The state tax credit factor must be between at least \$0.60. For self-syndication the state tax credit factor must be at least \$0.65.

State Credit Necessary for Feasibility	\$6,322,339
Maximum State Credit	\$6,322,339
Equity Raised From State Credit	\$4,084,794
Remaining Funding Gap	\$0

FUNDING GAP MUST NOT EXCEED ZERO

VI. POINTS SYSTEM - SECTION 1: THE POINTS SYSTEM

A. General Partner & Management Company Experience

Maximum 9 Points

A(1) General Partner Experience

6 Points

Select from the following:

5 or more projects in service more than 3 years, including 1 in service more than 5 years and 2 California LIHTC projects

General Partner Name:

Pinmore HDC, Inc

To receive points under this subsection for projects in existence for more than 3 years from the filing deadline date, the applicant must submit a certification from a 3rd party certified public accountant that the projects for which points are requested have maintained a positive operating cash flow from typical residential income alone (e.g. rents, rental subsidies, late fees, forfeited deposits, etc.) for the year in which each development's last financial statement has been prepared (which must be effective no more than one year prior to the application deadline) and have funded reserves in accordance with the partnership agreement and any applicable loan documents. This certification must list the specific projects for which the points are being requested. The CPA certification may be in the form of an agreed upon procedure report that includes funded reserves as of the report date, which shall be within 60 days of the application deadline. To obtain points for projects previously owned by the proposed general partner, a similar certification must be submitted with respect to the last full year of ownership by the proposed general partner, along with verification of the number of years that the project was owned by that general partner. This certification must list the specific projects for which the points are being requested.

Total Points for General Partner Experience:	6
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A(2) Management Company Experience

3 Points

Select from the following:

11 or more projects managed more than 3 years, including 2 California LIHTC projects

Management Company Name:

FPI Management, Inc

Total Points for Management Company Experience:	3
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Points in subsections (A) and (B) above will be awarded in the highest applicable category and are not cumulative. For maximum points in either subsection (A) or (B) above, a completed application attachment for the general partner or for the management agent, respectively, must be provided. For points to be awarded in subsection (B), an enforceable management agreement executed by both parties for the subject application must be submitted at the time of application. "Projects" as used in this subsections (A) and (B) means multifamily, rental, affordable developments of over 10 units that are subject to a recorded regulatory agreement or, in the case of housing on tribal lands, where federal HUD funds have been utilized in affordable rental developments. General Partner and Management Company experience points may be given based on the experience of the principals involved, or on the experience of municipalities or other nonprofit entities that have experience but have formed single-asset entities for each project in which they have participated, notwithstanding that the entity itself would not otherwise be eligible for such points. Alternatively, a management company may receive 2 points if it provides evidence that the management agent assigned to the project, either on-site or with management responsibilities for the site, has been certified, prior to application deadline, by a housing tax credit certification examination by a nationally recognized housing tax credit compliance entity and be on a list maintained by the Committee. These points may substitute for other management company experience but will not be awarded in addition to such points.

General partners and management companies with fewer than two active LIHTC projects in California should refer to Regulation Section 10325(c)(2) and Checklist Items Tabs 21 and 22 for additional requirements.

Total Points for General Partner & Management Company Experience:	9
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B. Housing Needs**Maximum 10 Points**Select one: **Senior Projects****10 Points**

Total Points for Housing Needs:	10
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C. Site & Service Amenities**C(1) Site Amenities****Maximum 15 Points**

Amenities must be appropriate to the tenant population served. To receive points the amenity must be in place at the time of application. TCAC Regulation Sections 10325(c)(5)(A), 10325(c)(5)(A)(1) and 10325(c)(5)(A)(5) provide information on the limited exceptions to this requirement. The application must include a map scaled for distance using a standardized radius from the development site as determined by the Committee. Measurement from the project to a site must not cross significant physical barriers. The map must show the distance of the site amenities from the development site.

An application proposing a project located on multiple scattered sites (all sites within a five-mile diameter range) shall be scored proportionately in the site and service amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site.

For projects that meet the TCAC definition of Rural and are requesting site amenity points using rural distances, applicants must provide evidence that the proposed project site is located in an eligible rural area.

Applicants must provide color photographs, a contact person and a contact telephone number for each requested site amenity. Any inaccurate information will be subject to negative points. No more than 15 points will be awarded in this category. Only one point award will be available in each of the subcategories (a-h) listed below.

Site amenity points are not applicable to projects that apply and are awarded under the Native American apportionment. However, for those applicants unsuccessful in the apportionment and considered under the Rural set-aside, site amenity scoring will be applicable.

Amenities may include:

a) Transit

- | | |
|--|-----------------|
| (i) Located where there is a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop within 1/3 mile of the project site with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station), and the project's density exceeds 25 units per acre. | 7 Points |
| (ii) The project site is within 1/3 mile of a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station). | 6 Points |
| (iii) The project site is within 1/2 mile of a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop with service at least every 30 minutes during the hours of 7-9 a.m. and 4-6 p.m. Monday through Friday (or at least two departures during each peak period for the commuter rail station). | 5 Points |
| (iv) The project site is within 1/3 mile of a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop. (For rural set-aside projects, these points may be awarded where van or dial-a-ride service is provided to tenants.) | 4 Points |
| (v) The project site is within 1/2 mile of a bus rapid transit station, light rail station, commuter rail station, bus station, or public bus stop. | 3 Points |

Select one: (i)

In addition to meeting one of the categories above (i through v), points are available to applicants committing to provide residents free transit passes or discounted passes to each rent restricted unit for at least 15 years:

Select one: N/A

A private bus or transit system providing free service may be substituted with prior approval from the CTCAC Executive Director. This prior approval must be received before the application deadline and the bus or transit system must meet the relevant headway and distance criteria stated above. If pre-approved, select applicable point category above.

Total Points for Transit Amenity:	7
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b) Public Park

- (i) The site is within 1/2 mile of a public park (1 mile for Rural set-aside projects) (not including school grounds unless there is a bona fide, formal joint-use agreement between the jurisdiction responsible for the park's/recreation facilities and the school district or private school providing availability to the general public of the school grounds and/or facilities) or a community center accessible to the general public. **3 Points**

Joint-use agreement (if yes, please provide a copy) N/A

- (ii) The site is within 3/4 mile (1.5 miles for Rural set-aside). **2 Points**

Select one: (i)

Total Points for Public Park Amenity:	3
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c) Book-Lending Public Library

- (i) The site is within 1/2 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (1 mile for Rural set-aside projects). **3 Points**

- (ii) The site is within 1 mile of a book-lending public library that also allows for inter-branch lending when in a multi-branch system (2 miles for Rural set-aside projects). **2 Points**

Select one: N/A

Total Points for Public Library Amenity:	0
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d) Full-Scale Grocery Store, Supermarket, Neighborhood Market, or Farmers' Market

Please refer to Checklist Items for supporting documentation requirements

- | | |
|--|-----------------|
| (i) The site is within 1/2 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). | 5 Points |
| (ii) The site is within 1 mile of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (2 miles for Rural set-aside projects). | 4 Points |
| (iii) The site is within 1.5 miles of a full scale grocery store/supermarket of at least 25,000 gross interior square feet where staples, fresh meat, and fresh produce are sold (3 miles for Rural set-aside projects). | 3 Points |
| (iv) The site is within 1/4 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1/2 mile for Rural set-aside projects). | 4 Points |
| (v) The site is within 1/2 mile of a neighborhood market of 5,000 gross interior square feet or more where staples, fresh meat, and fresh produce are sold (1 mile for Rural set-aside projects). | 3 Points |
| (vi) The site is within 1/2 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. | 2 Points |
| (vii) The site is within 1 mile of a weekly farmers' market certified by the California Federation of Certified Farmers' Markets, and operating at least 5 months in a calendar year. | 1 Point |

Select one:

(i)

Total Points for Full-Scale Grocery Store/Supermarket or Convenience Market Amenity:	5
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e) Public Elementary, Middle, or High School

- | | |
|--|-----------------|
| (i) For a qualifying development, the site is within 1/4 mile of a public elementary school; 1/2 mile of a public middle school; or 1 mile of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. | 3 Points |
| (ii) The site is within 3/4 mile of a public elementary school; 1 mile of a public middle school; or 1.5 miles of a public high school (an additional 1/2 mile for each public school type for Rural set-aside projects), and the site is within the attendance area of that school. | 2 Points |

Select one:

(i)

Total Points for Public Elementary, Middle, or High School Amenity:	3
--	----------

f) Senior Developments: Daily Operated Senior Center

- | | |
|--|-----------------|
| (i) For a senior development the project site is within 1/2 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1 mile for Rural set-aside). | 3 Points |
| (ii) The project site is within 3/4 mile of a daily operated senior center or a facility offering daily services to seniors (not on the project site) (1.5 miles for Rural Set-aside). | 2 Points |

Select one:

(i)

Total Points for Daily Operated Senior Center Amenity:	3
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g) Special Needs or SRO Development: Population Specific Service Oriented Facility

(i) For a **special needs or SRO development**, the site is located within 1/2 mile of a facility that operates to serve the population living in the development. **3 Points**

(ii) The project site is located within 1 mile of a facility that operates to serve the population living in the development. **2 Points**

Select one: **N/A**

Total Points for Population Specific Service Oriented Facility Amenity:	0
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h) Medical Clinic or Hospital

(i) The site is within 1/2 mile (1 mile for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **3 Points**

(ii) The site is within 1 mile (1.5 miles for Rural Set-aside) of a qualifying medical clinic with a physician, physician's assistant, or nurse practitioner onsite for a minimum of 40 hours each week, or hospital (not merely a private doctor's office). **2 Points**

Select one: **(ii)**

Total Points for Medical Clinic or Hospital Amenity:	2
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i) Pharmacy

(i) The site is within 1/2 mile of a pharmacy (1 mile for Rural Set-aside). (This category may be combined with the other site amenities above). **2 Points**

(ii) The site is within 1 mile of a pharmacy (2 miles for Rural Set-aside). (This category may be combined with the other site amenities above). **1 Point**

Select one: **(i)**

Total Points for Pharmacy:	2
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j) In-unit High Speed Internet Service

(i) High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 15 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **2 Points**

(ii) **Rural set-aside only:** High speed internet service with a 768 kilobits/second capacity provided in each unit free of charge to the tenants for a minimum of 15 years, and available within 6 months of the project's placed-in-service date. If internet service is selected, it must be provided even if it is not needed for points. **3 Points**

Select one: **N/A**

Total Points for Internet Service:	0
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Total Points for Site Amenities:	25
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Site Amenity Contact List:

Amenity Name: Diridon Transit Station
Address: 65 Cahill Street
City, Zip: San Jose, CA 95110
Contact Person: Patrick Griffin
Phone: 408-321-2300 Ext.:
Amenity Type: Transit Station/Transit Stop
Website: www.vta.org
Distance in miles: 0.23

Amenity Name: Downtown College Prep-Charter
Address: 1460 The Alameda
City, Zip: San Jose, CA 95126
Contact Person: Lori Hartmann
Phone: 408-271-8120 Ext.:
Amenity Type: Public Elementary/Middle/High S
Website: www.dcp.org
Distance in miles: 1

Amenity Name: Safeway Grocery Store #1476
Address: 1300 W. San Carlos Street
City, Zip: San Jose, CA 95126
Contact Person: Jeremy Lara
Phone: 408-883-0988 Ext.:
Amenity Type: Grocery/Farmers' Market
Website: http://local.safeway.com/ca/san-j
Distance in miles: 0.47

Amenity Name: On Lok Lifeways PACE Center
Address: 29 Stockton Ave
City, Zip: San Jose, CA 95126
Contact Person: Annie Zacanti
Phone: 408-535-4600 Ext.:
Amenity Type: Senior Center
Website: http://www.onloklifeways.org/new
Distance in miles: 0.44

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name: Cahill Park
Address: W San Fernando & Wilson Ave
City, Zip: San Jose, CA 95126
Contact Person: Steve Hammack
Phone: 408-535-3570 Ext.:
Amenity Type: Public Park
Website: http://www.sanjoseca.gov/facilitie
Distance in miles: 0.15

Amenity Name: San Jose Medical Group Urgent C
Address: 625 Lincoln Avenue
City, Zip: San Jose, CA 95126
Contact Person: Alena Veil
Phone: 408-278-3180 Ext.:
Amenity Type: Medical Clinic/Hospital
Website: http://www.sanjosemed.com/
Distance in miles: 0.63

Amenity Name: CVS Pharmacy
Address: 821 The Alameda
City, Zip: San Jose, CA 95126
Contact Person: Frank Ho
Phone: 408-291-4553 Ext.:
Amenity Type: Pharmacy
Website: http://www.cvs.com/stores/cvs-
Distance in miles: 0.35

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

Amenity Name:
Address:
City, Zip:
Contact Person:
Phone: Ext.:
Amenity Type:
Website:
Distance in miles:

C(2) Service Amenities

Maximum 10 Points

Projects that provide high-quality services designed to improve the quality of life for tenants are eligible to receive points for service amenities. Services must be appropriate to meet the needs of the tenant population served and designed to generate positive changes in the lives of tenants. An application proposing a project located on multiple scattered sites (all sites within a five-mile diameter range) shall be scored proportionately in the site and service amenities based upon (i) each site's score, and (ii) the percentage of units represented by each site.

Except as provided below and in Reg. Section 10325(c)(5)(B), in order to receive points in this category, physical space for service amenities must be available when the development is placed-in-service. Services space must be located inside the project and provide sufficient square footage, accessibility and privacy to accommodate the proposed services. The amenities must be available within 6 months of the project's placed-in-service date. Applicants must commit that services will be provided for a period of 15 years.

All services must be of a regular and ongoing nature and provided to tenants free of charge (except for day care services or any charges required by law). Services must be provided on-site except that projects may use off-site services within 1/2 mile of the development (1 1/2 miles for Rural set-aside projects) provided that they have a written agreement with the service provider enabling the development's tenants to use the services free of charge (except for day care and any charges required by law) and that demonstrate that provision of on-site services would be duplicative. All organizations providing services for which the project is claiming service amenities points must have at least 24 months experience providing services to one of the target populations to be served by the project.

Items 1 through 6 are applicable to Large Family, Senior, and At-Risk projects. Items 7 through 12 are applicable to Special Needs and SRO projects. Items 1 through 12 are mutually exclusive. One proposed service may not receive points under two different categories.

Applications must include a services sources and uses budget clearly describing all anticipated income and expenses associated with the services program and that aligns with the services commitments provided (i.e. contracts, MOUs, letters, etc.) Applications shall receive points for services only if the proposed services budget adequately accounts for the level of service. The budgeted amount must reasonably be expected to cover the costs of the proposed level of service. **PLEASE REFER TO REGULATION SECTION 10325(c)(5)(B) FOR COMPLETE SERVICE AMENITY POINTS REQUIREMENTS.**

No more than 10 points will be awarded in this category. **The service budget spreadsheet must be completed.** Amenities may include, but are not limited to:

a) Large Family, Senior, At-Risk projects:

- | | | |
|------------|--|-----------------|
| Yes | (1) Service Coordinator. Responsibilities must include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.).
Minimum ratio of 1 Full Time Equivalent (FTE) Service Coordinator to 600 bedrooms. | 5 points |
| | | |
| N/A | Service Coordinator as listed above, except:
Minimum ratio of 1 FTE Service Coordinator to 1,000 bedrooms. | 3 points |
| | | |
| N/A | (2) Other Services Specialist. Must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Services Specialist to 600 bedrooms. | 5 points |

N/A	Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Services Specialist to 1,000 bedrooms.	3 points
Yes	(3) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	7 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	5 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	3 points
N/A	(4) Health and wellness services and programs. Such services and programs shall provide individualized support to tenants (not group classes) and need not be provided by licensed individuals or organizations. Includes, but is not limited to visiting nurses programs, intergenerational visiting programs, or senior companion programs. Minimum of 100 hours of services per year for each 100 bedrooms.	5 points
N/A	Health and wellness services and programs as listed above, except: Minimum of 60 hours of services per year for each 100 bedrooms.	3 points
N/A	Health and wellness services and programs as listed above, except: Minimum of 40 hours of services per year for each 100 bedrooms.	2 points
N/A	(5) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
N/A	(6) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points
<u>b) Special Needs and SRO projects:</u>		
N/A	(7) Case Manager. Responsibilities must include (but are not limited to) working with tenants to develop and implement an individualized service plan, goal plan or independent living plan. Minimum ratio of 1 Full Time Equivalent (FTE) Case Manager to 100 bedrooms.	5 points
N/A	Case Manager as listed above, except: Minimum ratio of 1 FTE Case Manager to 160 bedrooms.	3 points

N/A	(8) Service Coordinator or Other Services Specialist. Service coordinator responsibilities shall include, but are not limited to: (a) providing tenants with information about available services in the community, (b) assisting tenants to access services through referral and advocacy, and (c) organizing community-building and/or other enrichment activities for tenants (such as holiday events, tenant council, etc.). Other services specialist must provide individualized assistance, counseling and/or advocacy to tenants, such as to assist them to access education, secure employment, secure benefits, gain skills or improve health and wellness. Includes, but is not limited to: Vocational/Employment Counselor, ADL or Supported Living Specialist, Substance Abuse or Mental Health Counselor, Peer Counselor, Domestic Violence Counselor. Minimum ratio of 1 FTE Service Coordinator or Other Services Specialist to 360 bedrooms.	5 points
N/A	Service Coordinator or Other Services Specialist as listed above, except: Minimum ratio of 1 FTE Case Manager to 600 bedrooms.	3 points
N/A	(9) Adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Minimum of 84 hours of instruction each year (42 hours for small developments of 20 units or less).	5 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 60 hours of instruction each year (30 hours for small developments).	3 points
N/A	Adult educational, health & wellness, or skill building classes as listed above, except: Minimum of 36 hours of instruction each year (18 hours for small developments).	2 points
N/A	(10) Health or behavioral health services provided by appropriately-licensed organization or individual. Includes but is not limited to: health clinic, adult day health center, medication management services, mental health services and treatment, substance abuse services and treatment.	5 points
N/A	(11) Licensed child care. Shall be available 20 hours or more per week, Monday through Friday, to residents of the development. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger.)	5 points
N/A	(12) After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 30% of units are 3 bedrooms or larger). Minimum of 10 hours per week, offered weekdays throughout the school year.	5 points
N/A	After school program for school age children as listed above, except: Minimum of 6 hours per week, offered weekdays throughout the school year.	3 points
N/A	After school program for school age children as listed above, except: Minimum of 4 hours per week, offered weekdays throughout the school year.	2 points

The service budget spreadsheet must be completed.

Total Points for Service Amenities:

12

D. Sustainable Building Methods**Maximum 5 Points**

REVIEW REG. SECTION 10325(c)(6) BEFORE PROCEEDING

APPLICANTS WILL BE HELD TO REGULATORY REQUIREMENTS. THIS APPLICATION MAY CONTAIN ABBREVIATED DESCRIPTIONS OF THE REQUIREMENTS FOR THIS SECTION.**D(1) New Construction and Adaptive Reuse projects select from the following features:**

Yes	a. Develop the project in accordance with the minimum requirements with any one of the following programs:	5 Points
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GreenPoint Rated Program

N/A	b. EITHER: Energy efficiency as indicated in Reg. Section 10325(c)(6)(B) beyond the requirements in 2013 Title 24, Part 6 of the California Building Code (2013 Title 24):	0 Points
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N/A

OR:

Energy efficiency with renewable energy that provides the following percentages of project tenants' energy loads:

Low Rise (1-3 habitable stories)

N/A	0 Points
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Multifamily of 4+ habitable stories

N/A	0 Points
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D(2) Rehabilitation projects select from the following features:

N/A	a. Develop the project in accordance with the minimum requirements with any one of the following programs:	0 Points
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N/A

N/A	b. Rehabilitate to improve energy efficiency; points awarded based on percentage decrease in estimated Time Dependent Valuation energy use Improvement over current:	0 Points
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N/A

N/A	c. Additional rehabilitation project measures (choose one or more of the following three categories):	
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1. PHOTOVOLTAIC / SOLAR	0 Points
-------------------------	-----------------

N/A

N/A	2. SUSTAINABLE BUILDING MANAGEMENT PRACTICES, INCLUDING BOTH OF THE FOLLOWING Develop project-specific maintenance manual, including information on all energy and green building features Undertake formal building systems commissioning, retro-commissioning, or re-commissioning	0 Points
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N/A	3. INDIVIDUALLY METER (OR SUB-METER CURRENT MASTER-METERED) GAS, ELECTRICITY, OR CENTRAL HOT WATER SYSTEMS FOR ALL TENANTS	0 Points
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D(3) New Construction and Rehabilitation projects:

N/A	d. Water efficiency: irrigate only with reclaimed water, greywater, or rainwater (excepting water used for Community Gardens)	0 Points
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To receive these points, the applicant and the project architect must certify in the application which of the above items will be included in the project's design and specifications, and further must certify at the project's placed-in-service date that the items were completed. In addition, certain point categories require completion of the TCAC Sustainable Building Method Workbook and accompanying documentation by a qualified energy analyst at application and placed-in-service stages. Refer to Reg. Section 10325(c)(6), Checklist Item Tab 25, and the TCAC website for requirements related to the TCAC Sustainable Building Method Workbook. Refer to Reg. Section 10325(c)(6)(G) for specific Compliance and Verification requirements. Projects receiving points under this category that fail to meet the requirements of Reg. Section 10325(c)(6) will be subject to negative points under Section 10325(c)(3).

Total Points For Sustainable Building Methods:	5
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E. Lowest Income

Maximum 52 Points

E(1) Lowest Income Restriction for All Units

50 Points

The "Percent of Area Median Income" category may be used only once. For instance, 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income (AMI) cannot be used twice for 100% at 50% and receive 50 points, nor can 50% of Income Targeted Units to Total Tax Credit Units at 50% of Area Median Income for 25 points and 40% of Income Targeted Units to Total Units at 50% of Area Median Income be used for an additional 20 points. However, the "Percent of Income Targeted Units" may be used multiple times. For example, 50% of Targeted Units at 50% of Area Median Income for 25 points may be combined with another 50% of Targeted Units at 45% of Area Median Income to achieve the maximum points. All projects must score at least 45 points in this category to be eligible for 9% Tax Credit.

RESYNDICATION PROJECTS CHOOSING HOLD HARMLESS RENTS CANNOT RECEIVE LOWEST INCOME POINTS FOR HOLD HARMLESS RENTS. CURRENT RENT LIMITS MUST BE USED FOR LOWEST INCOME POINT SCORING.

*Only projects competing in the Rural Set-aside may use the 55% AMI column and selected targeting in the 50% AMI column.

**60% AMI is included as a place-holder and will not receive any additional points.

		Percent of Area Median Income (AMI)						
		**60%	*55%	50%	45%	40%	35%	30%
Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	80%	0				45	47.5	50
	75%	0				42.5	45	47.5
	70%	0				40	42.5	45
	65%	0			35	37.5	40	42.5
	60%	0			32.5	35	37.5	40
	55%	0			30	32.5	35	37.5
	50%	0		25*	27.5	30	32.5	35
	45%	0		22.5*	25	27.5	30	32.5
	40%	0	17.5	20	22.5	25	27.5	30
	35%	0	15	17.5	20	22.5	25	27.5
	30%	0	12.5	15	17.5	20	22.5	25
	25%	0	10	12.5	15	17.5	20	22.5
	20%	0	7.5	10	12.5	15	17.5	20
	15%	0	5	7.5	10	12.5	15	17.5
	10%	0	2.5	5	7.5	10	12.5	15

Consolidate your units before entering your information into the table Do not enter any non-qualifying units into the table				
Number of Targeted Tax Credit Units	Percent of Area Median Income (AMI) (30%- 55%)	Percentage of Units to Total Units (before rounding down)	Percent of Income Targeted Units to Total Tax Credit Units (exclusive of mgr.'s units)	Points Earned
10	30	10.10	10	15
10	35	10.10	10	12.5
20	40	20.20	20	15
	45	0.00	0	0
59	50	59.60	40	20
	0 -Rural only	0.00	0	0
	0 -Rural only	0.00	0	0
	60	0.00	0	0
99	Total Points Requested:			62.5

*IF 60% AMI UNITS ARE LESS THAN 10% OF TOTAL UNITS, LEAVE CELL E648 BLANK.

E(2) Lowest Income for 10% of Total Restricted Units at 30% AMI

2 Points

A project that agrees to have at least 10% of its units available for tenants with incomes no greater than 30% AMI and agrees to restrict the rents on those units accordingly can receive two additional points. The 30% AMI units must be spread across the various bedroom sizes, starting with the largest bedroom count units (e.g. four bedroom units) and working down to the smaller bedroom count units, assuring that at least 10% of the larger units are proposed at 30% AMI. So long as the project meets the 10% standard as a whole, the 10% standard need not be met among all of the smaller units. TCAC may correct applicant errors in carrying out this largest-to-smallest unit protocol.

Bedroom Selection	Total Number of Tax Credit Units per Bedroom Size	Number of Targeted Tax Credit Units @ 30% AMI	Percentage of Units to Total Units (by bedroom size)
5 BR	0	0	0.0000
4 BR	0	0	0.0000
3 BR	0	0	0.0000
2 BR	5	1	0.2000
1 BR	94	9	0.0957
SRO	0	0	0.0000
Total:	99	10	-

Lowest Income for 10% of Total Restricted Units at 30% AMI Points:	2
Total Points for Lowest Income:	64.5

F. Readiness to Proceed

Points are available to applications documenting each of the categories below, up to a maximum of 15 points. Within the application the following must be delivered (see Regulation Section 10325(c)(8) and the Checklist Items for additional information):

Readiness to Proceed

Maximum 15 Points

- | | | |
|------------|--|-----------------|
| Yes | (i) Enforceable commitment for all construction financing, as evidenced by executed commitment and payment of commitment fees | 5 points |
| Yes | (ii) Evidence, as verified by the appropriate officials, of site plan approval and that all land use environmental review clearances (CEQA, NEPA, applicable tribal land environmental reviews) necessary to begin construction are either finally approved or unnecessary | 5 points |
| Yes | (iii) All necessary public or tribal approvals subject to the discretion of local or tribal elected officials | 5 points |

15 points will be available to projects that document all of the above and are able to begin construction within 180 days of the Credit Reservation, as evidenced by submission of the following within 180 days* of the Credit Reservation: updated application form and explanation of changes, executed construction contract, breakdown of lender-approved construction costs, recorded deeds of trust for all construction financing, binding commitments for permanent financing and any other required financing, a limited partnership agreement executed by the general partner and the investor providing the equity, payment of all construction lender fees, issuance of building permits (see TCAC Regulation Section 10325(c)(8) for additional guidance), and notice to proceed delivered to the contractor. If no construction lender is involved, evidence must be submitted within 180 days after the Credit Reservation is made that the equity partner has been admitted to the ownership entity and that an initial disbursement of funds has occurred. Failure to meet this timeline will result in rescission of the Credit Reservation. In addition to the above, all applicants receiving any points under this subsection must provide an executed Letter of Intent (LOI) from the project's equity partner within 90 days of the credit reservation. The LOI must include those features called for in the CTCAC application (See [Appendix](#) for requirements).

In the event that one or more of the above criteria have NOT been met, 5 points may be awarded for each one that has been met. In such cases, the 180-day requirements shall not apply to projects that do not obtain the maximum points in this category. The 90-day requirements apply to all projects requesting any points under this category.

*After the Credit Reservation date TCAC will randomly assign a 180 day deadline for half of the awarded projects and a 194 day deadline for the remaining half of the projects.

Total Points for Readiness to Proceed:	15
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VI. POINTS SYSTEM - SECTION 2: POINTS SYSTEM SUMMARY

All Projects: Total Possible Points: 116, Minimum Point Threshold: 98

	APPLICANT POINTS	MAXIMUM POINTS	TOTAL POINTS
A. General Partner & Management Company Experience	9	9	9
A(1) General Partner Experience	6	6	
A(2) Management Company Experience	3	3	
B. Housing Needs	10	10	10
C. Site & Service Amenities	25	25	25
C(1) Site Amenities	25	15	
C(2) Service Amenities	12	10	
D. Sustainable Building Methods	5	5	5
E. Lowest Income & 10% of Units Restricted @ 30% AMI	52.0	52.0	52.0
E(1) Lowest Income	62.5	50.0	
E(2) 10% of Units Restricted @ 30% AMI	2	2	
F. Readiness to Proceed	15	15	15
*Negative Points (if any, please enter amount:)		NO MAX	0
Total Points:			116.0

*Negative points given to general partners, co-developers, management agents, consultants, or any member or agent of the Development Team may remain in effect for up to two calendar years, but in no event shall be in effect for less than one funding round. Furthermore, negative points may be assigned to one or more Development Team members, but do not necessarily apply to the entire Team. Negative points assigned by the Executive Director may be appealed to the Committee under appeal procedures enumerated in the regulations.

VII. TIE BREAKER SYSTEM FINAL TIE BREAKER SELF-SCORE

This section is included in the application for self-scoring. Be aware that TCAC will use self scores to determine which projects undergo further review in the competition, including the verification of self scores, for possible reservation of tax credits. TCAC will not verify or evaluate every project's self score. Project's that self score too low to successfully compete for a reservation of tax credits will not undergo any further review by TCAC.

Review TCAC Reg. Section 10325(c)(10). Provide evidence of committed permanent public funds in Tab 20 and evidence of public subsidies, if any, in Tab 17.

Projects with commercial/non-residential costs will have committed public funds discounted by the percentage of the project proposed to be commercial or non-residential.

Evidence of land value is required (see Tab 1). The value of the land per TCAC Regulations must be included in "Total residential project development costs" below as evidenced in Tab 1 of the application. Donated land value must be included in Total Project Cost and the Sources and Uses Budget.

Final Tie Breaker Formula:

$$\frac{\text{Committed, permanent, leveraged soft financing defraying residential costs X subsidy percentage factor}}{\text{Total residential project development costs}} + \left(\left(1 - \frac{\text{Requested unadjusted eligible basis + amount of basis reduction up to leveraged soft financing exclusive of donated land and fee waivers}}{\text{Total residential project development costs}} \right) / 3 \right)$$

SOFT FINANCING

Tranche B, if applicable (calculate below)

Total donated land value	\$7,325,130
Total fee waivers	\$940,500
List leveraged soft financing excluding donated land and fee waivers:	
HACSC Seller Loan	\$6,000,000
HACSC MTW Loan	\$9,199,497
Total leveraged soft financing excluding donated land and fee waivers	\$15,199,497
TOTAL	\$23,465,127

BASIS REDUCTION

Total basis reduction	\$1,144,123
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MIXED USE PROJECTS

For mixed-use projects, the permanent public fund numerator must be discounted/reduced by the mixed-use ratio below.

Mixed-use projects: Total commercial cost / Total project cost:

THE PRORATED COMMERCIAL COST DEDUCTION TO SOFT FUNDS MUST BE CALCULATED FIRST, BEFORE APPLYING ANY SUBSIDY ADJUSTMENT/INCREASE TO THE NUMERATOR (REGULATION SECTION 10325(c)(10)(A)). TCAC staff may adjust this ratio as deemed appropriate.

Sample formula (commercial costs) for numerator *Committed permanent soft funds defraying residential costs* =(G41)*(1-J46)

RENTAL/OPERATING SUBSIDY BOOST

For projects with public operating or rental subsidies listed in Reg. Section 10325(c)(10)(A), calculate the percentage increase below and increase the soft funds numerator by the adjustment percentage.

Operating and rental subsidies: % of subsidized units:

100.000%

25.000%

Subsidy adjustment/increase to permanent public funds numerator
(This adjustment is calculated in the numerator after any commercial cost adjustment).

The number of rental subsidy units and the number of operating subsidy units are cumulative, up to 100%.

FINAL TIE BREAKER CALCULATION

Soft financing less commercial proration

\$23,465,127

Requested unadjusted eligible basis

\$48,633,376

With rental/operating subsidy boost

\$29,331,409

\$29,331,409

\$59,845,787

$$+ \left(\left(1 - \frac{\$49,777,499}{\$59,845,787} \right) / 3 \right) = \boxed{54.620\%}$$

Tranche B calculation

For purposes of the public funds points section and the final tie breaker, a Tranche B loan is the lesser of the actual commitment amount or the following. Please note, an application must include a private Tranche B loan supported by a public subsidy to utilize this calculation.

Rental Income Differential:

Rent Limit:

40% AMI

(SRO/SpN)

OR

50% AMI

(ALL OTHER)

Public
Subsidy
Contract Rent

Calculated
Annual
Rent

Unit Type	# of Units			
1 bedroom	94	\$953	\$1,696	\$838,104
2 bedroom	5	\$1,138	\$2,135	\$59,820
SRO				\$0
SRO				\$0
SRO				\$0
SRO				\$0
TOTAL				\$897,924

Rental Income Differential \$897,924

Less Vacancy 5.0%

Net Rental Income \$853,028

Available for debt service

@ 1.15 DSC ratio: \$741,763

Loan term (years) 15

Interest rate (annual) 6.0%

DSC ratio 1.15

Loan amount per TCAC

underwriting standards: \$7,325,130

Actual Tranche B

loan amount: \$12,797,100

15 YEAR PROJECT CASH FLOW PROJECTIONS - Refer to TCAC Regulation Sections 10322(h)(22), 10325(f)(5), 10326(g)(4), 10327(f) and (g).

REVENUE	MULTIPLIER	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15
Gross Rent	1.025	\$1,010,796	\$1,036,066	\$1,061,968	\$1,088,517	\$1,115,730	\$1,143,623	\$1,172,213	\$1,201,519	\$1,231,557	\$1,262,346	\$1,293,904	\$1,326,252	\$1,359,408	\$1,393,393	\$1,428,228
Less Vacancy	5.00%	-50,540	-51,803	-53,098	-54,426	-55,786	-57,181	-58,611	-60,076	-61,578	-63,117	-64,695	-66,313	-67,970	-69,670	-71,411
Rental Subsidy	1.025	1,030,392	1,056,152	1,082,556	1,109,619	1,137,360	1,165,794	1,194,939	1,224,812	1,255,433	1,286,818	1,318,989	1,351,964	1,385,763	1,420,407	1,455,917
Less Vacancy	5.00%	-51,520	-52,808	-54,128	-55,481	-56,868	-58,290	-59,747	-61,241	-62,772	-64,341	-65,949	-67,598	-69,288	-71,020	-72,796
Miscellaneous Income	1.025	10,800	11,070	11,347	11,630	11,921	12,219	12,525	12,838	13,159	13,488	13,825	14,171	14,525	14,888	15,260
Less Vacancy	5.00%	-540	-554	-567	-582	-596	-611	-626	-642	-658	-674	-691	-709	-726	-744	-763
Total Revenue		\$1,949,389	\$1,998,123	\$2,048,076	\$2,099,278	\$2,151,760	\$2,205,554	\$2,260,693	\$2,317,210	\$2,375,141	\$2,434,519	\$2,495,382	\$2,557,767	\$2,621,711	\$2,687,254	\$2,754,435
EXPENSES																
Operating Expenses:	1.035															
Administrative		\$35,600	\$36,846	\$38,136	\$39,470	\$40,852	\$42,282	\$43,761	\$45,293	\$46,878	\$48,519	\$50,217	\$51,975	\$53,794	\$55,677	\$57,626
Management		97,474	100,886	104,417	108,071	111,854	115,769	119,820	124,014	128,355	132,847	137,497	142,309	147,290	152,445	157,781
Utilities		118,000	122,130	126,405	130,829	135,408	140,147	145,052	150,129	155,383	160,822	166,451	172,276	178,306	184,547	191,006
Payroll & Payroll Taxes		139,500	144,383	149,436	154,666	160,079	165,682	171,481	177,483	183,695	190,124	196,779	203,666	210,794	218,172	225,808
Insurance		30,000	31,050	32,137	33,262	34,426	35,631	36,878	38,168	39,504	40,887	42,318	43,799	45,332	46,919	48,561
Maintenance		122,350	126,632	131,064	135,652	140,399	145,313	150,399	155,663	161,112	166,750	172,587	178,627	184,879	191,350	198,047
Other Operating Expenses (specify):		18,200	18,837	19,496	20,179	20,885	21,616	22,372	23,155	23,966	24,805	25,673	26,571	27,501	28,464	29,460
Total Operating Expenses		\$561,124	\$580,763	\$601,090	\$622,128	\$643,903	\$666,439	\$689,765	\$713,906	\$738,893	\$764,754	\$791,521	\$819,224	\$847,897	\$877,573	\$908,288
Tenant Internet Expense*	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Service Amenities	1.035	55,000	56,925	58,917	60,979	63,114	65,323	67,609	69,975	72,424	74,959	77,583	80,298	83,109	86,018	89,028
Replacement Reserve		30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Real Estate Taxes	1.020	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780	4,876	4,973	5,073	5,174	5,278
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other (Specify):	1.035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses		\$650,124	\$671,768	\$694,169	\$717,353	\$741,346	\$766,178	\$791,878	\$818,477	\$846,004	\$874,494	\$903,980	\$934,496	\$966,079	\$998,765	\$1,032,594
Cash Flow Prior to Debt Service		\$1,299,265	\$1,326,355	\$1,353,907	\$1,381,926	\$1,410,414	\$1,439,376	\$1,468,815	\$1,498,734	\$1,529,136	\$1,560,025	\$1,591,402	\$1,623,271	\$1,655,632	\$1,688,488	\$1,721,841
MUST PAY DEBT SERVICE																
Citi A Tranche Loan		271,445	271,445	271,445	271,445	271,445	271,445	271,445	271,445	271,445	271,445	271,445	271,445	271,445	271,445	271,445
Citi Section 8 Loan		829,707	829,707	829,707	829,707	829,707	829,707	829,707	829,707	829,707	829,707	829,707	829,707	829,707	829,707	829,707
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Debt Service		\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153	\$1,101,153
Cash Flow After Debt Service		\$198,112	\$225,202	\$252,755	\$280,773	\$309,262	\$338,223	\$367,662	\$397,581	\$427,984	\$458,873	\$490,250	\$522,118	\$554,480	\$587,336	\$620,688
Percent of Gross Revenue		9.65%	10.71%	11.72%	12.71%	13.65%	14.57%	15.45%	16.30%	17.12%	17.91%	18.66%	19.39%	20.09%	20.76%	21.41%
25% Debt Service Test		17.99%	20.45%	22.95%	25.50%	28.09%	30.72%	33.39%	36.11%	38.87%	41.67%	44.52%	47.42%	50.35%	53.34%	56.37%
Debt Coverage Ratio		1.180	1.205	1.230	1.255	1.281	1.307	1.334	1.361	1.389	1.417	1.445	1.474	1.504	1.533	1.564
OTHER FEES**																
GP Partnership Management Fee		\$25,000	\$25,750	\$26,523	\$27,318	\$28,138	\$28,982	\$29,851	\$30,747	\$31,669	\$32,619	\$33,598	\$34,606	\$35,644	\$36,713	\$37,815
LP Asset Management Fee		8,500	8,755	9,018	9,288	9,567	9,854	10,149	10,454	10,768	11,091	11,423	11,766	12,119	12,483	12,857
Incentive Management Fee																
Total Other Fees		33,500	34,505	35,540	36,606	37,705	38,836	40,001	41,201	42,437	43,710	45,021	46,372	47,763	49,196	50,672
Remaining Cash Flow		\$164,612	\$190,697	\$217,215	\$244,167	\$271,557	\$299,388	\$327,661	\$356,381	\$385,547	\$415,163	\$445,229	\$475,747	\$506,717	\$538,140	\$570,016
Deferred Developer Fee**		\$164,612	\$190,697	\$217,215	\$244,167	\$271,557	\$299,388	\$327,661	\$356,381	\$385,547	\$415,163	\$445,229	\$475,747	\$199,354	\$0	\$0
Residual or Soft Debt Payments**																
HACSC Loan														\$307,362	\$538,140	\$570,016

*9% and 4% + state credit applications should include the cost of tenant internet service if requested in the Points System site amenity section.

Other Fees and all payments made from cash flow after must pay debt should be completed according to the terms of the partnership agreement (or equivalent ownership entity terms). Please re-order line items consistent with any "order of priority" terms. **These items are to be completed when submitting an updated application for the Carryover, Readiness, Final Reservation, and Placed-in-Service deadlines.